

(Underline indicates addition)

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ORDINANCE NO. \_\_\_\_\_ (N.S.)  
AN ORDINANCE CHANGING THE ZONING CLASSIFICATION  
OF CERTAIN PROPERTY IN THE FALLBROOK COMMUNITY PLANNING AREA AND  
AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATING TO THE  
FALLBROOK VILLAGE REGULATIONS  
REF: GPA 03-03, R02-004, POD 02-07

The Board of Supervisors of the County of San Diego ordains as follows:

**Section 1.** The Board of Supervisors finds and determines that the purpose of the following Zoning Reclassification and amendment is to implement a portion of the Fallbrook Economic Revitalization Plan. The Zoning Reclassification and amendment are intended to direct future development in the Village Area of Fallbrook to enhance economic vitality while preserving and promoting the village character and creating a pedestrian friendly environment for Fallbrook residents, business owners and visitors. The Board of Supervisors further finds and determines that these amendments are reasonable and are consistent with the General Plan.

**Section 2.** The Zoning Classification of that real property shown as the Fallbrook Village Zones on the attached Exhibit 1 ("Proposed Fallbrook Village Zones") is hereby changed as shown on said Exhibit 1.

**Section 3.** Section 1215 of The Zoning Ordinance is hereby amended to read as follows:

1215            CLASSIFICATION OF COMBINATIONS OF PRINCIPAL USES.  
The following rules shall apply where a lot contains uses which resemble two or more different use types and which are not classified either as accessory uses (Section 6150) or as permitted secondary uses.

- a.     Separate Classification of Several Establishments. The principal uses conducted on a lot by two or more individual establishments, managements, or institutions shall be classified separately into use types.
- b.     Classification of Different Uses Conducted by Individual Establishment. If principal uses conducted on a lot by an individual establishment, management, or institution resemble two or more different use types, all such principal uses shall be classified in the use types whose description most closely portrays the nature of such uses. However, when the principal uses have any of the characteristics of the following list of use types, all such principal uses shall be classified in one or more of the use types on the list:

Animal Sales and Services: Auctioning  
Animal Sales and Services: Stockyards  
Animal Waste Processing  
Explosive Storage  
General Industrial  
Heavy Industrial

Major Impact Services and Utilities  
 Mining and Processing  
 Scrap Operations  
 Wholesaling, Storage and Distribution: Heavy

This provision for classifying uses on the above list shall not apply to areas subject to the Fallbrook Village Regulations.

**Section 4.** Section 2005 of The Zoning Ordinance is hereby amended to read as follows:

**2005 USE DESIGNATOR REQUIRED.**

A Use Designator shall be required as a component of all zones within San Diego County except for the Fallbrook Village Zones. Said Use Designator, together with Animal Designator (if required) as specified in Section 3000 through Section 3999, inclusive; Development Designator as specified in Section 4000 through Section 4999, inclusive; and any applicable Special Area Designator as specified in Section 5000 through 5999, inclusive, shall describe a zone which prescribes regulations of land uses within San Diego County.

**Section 5.** Section 4005 of The Zoning Ordinance is hereby amended to read as follows:

**4005 REQUIRED DEVELOPMENT REGULATIONS.**

Development Regulations shall be required for every zone within San Diego County except for the Fallbrook Village Zones. Such Development Regulations shall be represented by Development Designators which, together with a Use Designator, as specified in Section 2000 through Section 2999, inclusive; an Animal Designator, as specified in Section 3000 through 3999, inclusive; and any Special Area Designator, as specified in Section 5000 through Section 5999, inclusive; shall describe a zone which conveys regulations of uses, buildings and other structures within San Diego County.

**Section 6.** Section 4816 of The Zoning Ordinance is hereby amended to read as follows:

**4816 SPECIAL SETBACKS ON SELECTED STREETS.**

Notwithstanding the provisions of the setback schedule or the special setbacks established by the Centerline Ordinance, no building or structure shall be allowed closer to the centerline of the street than specified in the following table:

| <u>Street</u>   | <u>Minimum Setback<br/>From Centerline</u> | <u>Zone or Use Regulation<br/>Within Which Special<br/>Setback Applies</u> |
|---|--|--|
| Alvarado Street (north side) in Fallbrook, between Vine Avenue & Brandon Road | -50' *                                     | All Zones  |

|   |       |                  |
|---|-------|------------------|
| Alvarado Street in Fallbrook, between Main & Vine Avenues   | 40' * | All Zones        |
| California State Highway 76 (Pala Road), between the south line of Section 17 T10S, R3W, and west line of Section 6, T10S, R2W. | 100'  | All Zones        |
| Campo Road in Casa de Oro, between Rogers Road and State Highway 94 Freeway   | 75'   | Commercial Zones |
| Citrus Avenue in the Escondido area, between Bear Valley Parkway & State Hwy. 78 (San Pasqual Valley Road)                      | 62'   | All Zones        |
| Dehesa Road in Dehesa, between Willow Glen Drive & Harbison Canyon Road   | 70'   | Commercial Zones |
| East Mission Road in Fallbrook, between Main Avenue & Iowa Street   | 40' * | All Zones        |
| East Vista Way in the Vista area, between Mission Avenue & Barsby Street  | 70'   | Commercial Zones |
| Greenfield Drive in the El Cajon area, between Bermuda Lane & Madison Avenue  | 70'   | Commercial Zones |
| La Cresta Road in the El Cajon area, between Greenfield Drive & Valley Rim Road.  | 70'   | Commercial Zones |
| Lakeshore Drive in Lakeside, between River and Vine Streets   | 30'   | All Zones        |
| Lakeshore Drive in Lakeside, between Channel Road and River Street  | 40'   | All Zones        |
| Laurel Street in Lakeside, between River and Vine Street  | 30'   | All Zones        |
| Los Coches Road in Lakeside, between Julian Avenue & Old Highway 80   | 62'   | All Zones        |
| Lynnwood Drive in Bonita, between Bonita Road & Lynndale Lane   | 37'   | Commercial Zones |
| Main Avenue in Fallbrook, between East Mission Road & Fig Street  | 37' * | All Zones        |

|  |     |                               |
|--|-----|-------------------------------|
| Maine Avenue in Lakeside between Mapleview Street & Los Coches Road  | 30' | All Zones                     |
| Monte Vista Road in the Vista area   | 70' | All Zones                     |
| Nutmeg Street in the Escondido area, between U.S. Interstate 15 Freeway & Country Club Drive   | 70' | Residential Zones             |
| Old Highway 80 (north side) in Lakeside between a point 1500 feet west of Los Coches Road & a point 700 feet easterly of East Lakeview Road.         | 70' | Commercial Zones              |
| Parkside Street in Lakeside, between River and Vine Streets  | 30' | All Zones                     |
| Parkside Street (north side) in Lakeside, between Channel Road and River Street  | 40' | All Zones                     |
| River Street in Lakeside   | 40' | All Zones                     |
| San Diego County Hwy. Commission Route 8 in Lakeside between Vine Street and Julian Avenue   | 30' | All Zones                     |
| Mission Avenue in the Vista area, between East Vista Way & City of Oceanside   | 70' | All Zones                     |
| State Hwy. 78 (San Pasqual Valley Road) in the Escondido area, between Birch Avenue & Summit Drive   | 62' | Residential Zones             |
| South Santa Fe Avenue in the Vista area, between a point 150 feet north-westerly of Montgomery Drive and a point 450 feet southerly of Palmyra Drive | 70' | Commercial & Industrial Zones |
| Via de la Valle (north side), between Via del Canon and Camino Real  | 75' | Commercial zone               |
| Vine Street (westerly side) in Lakeside between Mapleview Street & Woodside Avenue   | 40' | All Zones                     |
| Vine Street in Lakeside, between Woodside Avenue & Los Coches Road   | 30' | All Zones                     |

|  |                                 |                  |
|--|---------------------------------|------------------|
| Vista Avenue in the Escondido area   | 70'                             | All Zones        |
| Willow Glen Drive in Dehesa between Dehesa Road & the south line of Section 16, T6S, R1E.  | 70'                             | Commercial Zones |
| Woodside Avenue in Lakeside, between Vine and River streets  | 30'                             | All Zones        |
| All streets in Pine Hills zoned E1 as of January 1, 1978   | 50'                             | All Zones        |
| Rancho Road and Date Lane in the Campo Del Dios subdivision (Map Nos. 1897, 1841, 1901, 1954, 2029)  | 40'                             | RR.5             |
| All streets in the Campo Del Dios subdivision (Map Nos. 1819, 1837, 1841, 1901, 1954, 2029) with a 30 foot right-of-way, and the street opening that extends Grape Lane to Del Dios Highway. | 25' (30' for garage structures) | RR.5             |

\* Minimum setback shall be consistent with the Main Building Setback regulations in the applicable Fallbrook Village Zone Regulations.

**Section 7.** Section 4822 of The Zoning Ordinance is hereby amended to read as follows:

4822           REQUIRED FRONT AND REAR YARD FOR LOTS OF SUBSTANDARD DEPTH.

Notwithstanding other provisions of these Setback Regulations, in any zone other than a commercial or manufacturing/industrial zone or the Fallbrook Village Zones any lot or parcel which existed prior to December 31, 1969, and which is 90 feet or less in depth shall have the following:

- a.     A minimum front yard setback of 40 feet measured from the centerline of the abutting street;
- b.     A minimum front yard setback of 20 feet measured from the front lot line; and
- c.     A minimum rear yard setback of 15 feet measured from the rear lot line.

**Section 8.** Section 5761 of The Zoning Ordinance is hereby amended to read as follows:

5761           SPECIAL PARKING PROVISIONS WITHIN DESIGNATED SPECIAL PARKING DISTRICTS.

- a.     Purpose and Intent.

The intent of this section is to encourage economic revitalization and the maintenance and enhancement of existing zero front yard setback development patterns in certain traditional downtown commercial districts as specified herein, consistent with certain community design review guidelines adopted pursuant to the Community Design Review Area Regulations. To achieve this purpose, the design, location and number of automobile, bicycle and loading spaces within these districts may be determined on a case-by-case basis.

b. Special Parking Districts Designated.

The following described areas are hereby designated as Special Parking Districts:

1. Parcels with frontage on Main Avenue in Fallbrook, from Mission Road to Elder Street; properties with frontage on Mission Road from Main Avenue to Iowa Street; and Assessor Parcel Number 103-132-06, as said parcel was identified on the County Assessor's maps on June 17, 1994 and any other parcel located in Fallbrook Village Zone 1 or Fallbrook Village Zone 2.
2. Parcels with frontage on Maine Avenue in Lakeside from Maplevue Street to Los Coches Road.
3. Parcels with frontage on Main Street/Highway 67 in Ramona, from Tenth Street to Third Street; and Assessor Parcel Numbers 281-251-01, 281-263-03, 281-444-02, and 281-443-15, as said parcels were identified on the County Assessor's maps on June 17, 1994.

c. Parking Requirements Within Special Parking Districts.

Parking requirements for structures or uses located within a Special Parking District may be established in accordance with a Site Plan approved pursuant to these regulations and the applicable Design Guidelines Manual, provided the following conditions are met:

1. The project will not result in any driveway intersecting with the frontage street if the building site has public vehicular access available from an alley or side street, except that an existing driveway may be retained in the following situations: (1) where a structure is involuntarily damaged or destroyed and is reconstructed, repaired, or rebuilt in accordance with The Zoning Ordinance, or (2) where an existing structure is expanded or renovated in accordance with The Zoning Ordinance. If the building site has no public vehicular access available from an alley or side street, any proposed driveway shall be of minimum permitted width and serve on-site parking and/or loading at the rear of the lot or at such other location as may be approved in accordance with these regulations and the applicable Design Guidelines Manual.
2. The number of spaces shall be determined in consideration of the parking generation characteristics of the proposed use and the physical limitations

of the site. The number of spaces shall be as close as possible to the number which would be required if the Special Parking District did not exist, except that for buildings constructed pursuant to a building permit issued after June 17, 1994, the number of spaces shall not be reduced to less than 75 percent of the number which would be required if the Special Parking District did not exist.

3. Notwithstanding any other provision of this section, if a structure in a Special Parking District is damaged or destroyed, any nonconformity as to the applicable off-street parking for said structure may be resumed if the structure is reconstructed, repaired or rebuilt in accordance with the applicable Community Design Guidelines Manual and all other applicable requirements. See also Section 6867.

**Section 9.** Section 6261 of The Zoning Ordinance is hereby amended to read as follows:

**6261 ON-PREMISE SIGNS REGULATED.**

Except for the signs specified in Sections 6252, 6259, 6268 and 6269, on- premise signs may be erected, constructed, placed, created by painting, structurally altered, relocated or maintained provided that a building permit has been issued subject to the following provisions:

- a. Permitted Locations. On-premise signs may be placed in the following locations, unless prohibited:
  1. On premises subject to the C34, C35, C36, C37, C38, C40, C42, C44, M50, M52, M54, and M58 Use Regulations.
  2. On premises upon which a commercial or industrial use type legally exists subject to the S87 Use Regulations.
  3. On premises in any zone where a nonconforming commercial or industrial use type exists.
  4. Fallbrook Village Zones
- b. Restricted Locations. Locations subject to Special Area Regulations and to use permits shall be additionally subject to the following limitations:
  1. On-premise signs are permitted in zones subject to the Scenic Area Regulations or Historic/Archaeological Landmark and District Area Regulations in accordance with an approved site plan. The aggregate area of all signs for any premises shall not exceed one square foot for each linear foot of street frontage. The aggregate sign area for each establishment shall not exceed one square foot for each linear foot of building. No establishment shall have an aggregate sign area greater than 100 square feet.

2. On premise signs are permitted on sites subject to use permits in accordance with the terms and conditions of the use permit or modification. Signs may be altered, relocated or added upon the issuance of a minor use permit provided that such change is not specifically prohibited by the use permit condition.
- c. Setbacks. Freestanding and projecting signs may be located in or project into any portion of the premises in a commercial or industrial zone.
  - d. Permitted Combinations of Sign Types.
    1. Roof signs shall be permitted in combination only with wall signs, except no roof signs shall be permitted within the California Coastal Zone or in conjunction with an adult entertainment establishment.
    2. Projecting signs are permitted in combination only with wall signs and one freestanding sign, except no projecting signs shall be permitted in conjunction with an adult entertainment establishment.
    3. Two freestanding signs, where permitted, shall be permitted in combination with wall signs. A projecting sign may be substituted for one freestanding sign, except no projecting sign shall be permitted in conjunction with an adult entertainment establishment.
  - e. Lighting. Signs may be illuminated unless otherwise specified, provided such signs are so constructed that no light bulb, tube, filament or similar source of illumination is visible beyond the property lines. Neon signs are permitted provided they do not flash. Signs making use of lights to convey the effect of movement, or flashing, intermittent or variable intensity lighting shall not be permitted, except as allowed herein. Electronic or electrically controlled signs that contain a moving message, or a message that appears to move, shall be allowed only upon issuance of an Administrative Permit, and shall be additionally subject to the following limitations:
    1. The characters incorporated into the message shall not change in intensity, hue or size as they move across the sign.
    2. Such signs shall be limited to the C36, C37, M52, M54, and M58 zones within the Current Urban Development Area as shown on the Regional Land Use Element of the General Plan, and to properties abutting streets that are categorized on the Circulation Element of the General Plan as Collector Roads, Major Roads, Prime Arterial or Expressway.
    3. Such signs shall not be allowed in areas subject to the S Scenic Special Area Regulations Designator.
    4. The Site Plan waiver provisions of Section 7156(b) shall not be applied to any Site Plan proposing such signs.
    5. The Administrative Permit application shall be provided to the Director of Public Works for review and recommendation, including appropriate limits



on the intensity of lights allowed and that the location and design of the sign shall not create a traffic hazard, prior to final action.

- f. Movement. No signs shall move or rotate, nor display any moving and/or rotating parts. Wind propellers and other noise creating devices shall not be permitted.

**Section 10.** Section 6263 of The Zoning Ordinance is hereby amended to read as follows:

6263            FREESTANDING SIGNS.

a.        Number Permitted.

1.        Premises having a minimum of 50 feet of frontage may be permitted one freestanding sign for each street frontage. Premises having a frontage of 250 feet or more along the same street may have one additional freestanding sign, except that an adult entertainment establishment shall be limited to one freestanding sign for each street frontage.
2.        Where two (2) freestanding signs are permitted on a frontage, the allowable area may be combined into one sign, provided the area does not exceed a maximum area of 200 square feet.
3.        One freestanding freeway-oriented sign may be substituted for one permitted freestanding sign, except that an adult entertainment establishment shall not substitute a freeway-oriented sign.
4.        One sign to identify freeway service facilities is permitted such an establishment as provided by the following subsection (c)(2).

b.        Area.

1.        The area of a freestanding sign shall not exceed 1.25 square feet for each linear foot of street frontage, provided the area does not exceed 175 square feet, except that the area of a freestanding sign in conjunction with an adult entertainment establishment shall not exceed 10 feet in height or width and a total of 100 square feet.
2.        The maximum area of a freeway oriented sign shall not exceed 300 square feet.

c.        Height.

1.        A freestanding sign shall not exceed a height measured from the ground of:
  - i.        Eight feet in zones within the California Coastal Zone except that freeway oriented signs shall be subject to the hereinafter specified height limits pertaining to such signs;

- ii. Twenty feet in zones subject to the Scenic Area and Historic/Archaeological Landmark and District Regulations;
  - iii. Twenty-five feet in any zone subject to the C34, C35, C36, C40, C42, C44, M50, M52 and S87 Use Regulations; or
  - iv. Thirty-five feet in any zone subject to the C37, C38, M54 and M58 Use Regulations.
  - v. Six feet in Fallbrook Village Zones V1, V2, V3, V4 and V5.
2. A freeway-oriented sign may be increased 10 feet above the height specified in paragraph 1 above.
- d. Clearance. A freestanding sign that projects above a driveway, parking lot aisle or parking space, shall maintain a clearance of 8 feet. A clearance less than 16 feet, shall be clearly labeled at the bottom of each sign face.
- e. Projection Over Roof. Any freestanding sign that projects over the roof of a building shall be considered a roof sign for the purpose of establishing the allowable area and shall be subject to the area standards specified in Section 6266.

**Section 11.** Section 6314 of The Zoning Ordinance is hereby amended to read as follows:

**6314 VIBRATION.**

In zones as indicated below, no commercial or industrial use shall cause a steady state, earth-borne oscillation which is continuous and occurring more frequently than 100 times per minute, or an impact earth-borne oscillation is discrete pulses at or less than 100 per minute, with a displacement exceeding the following maximums, provided that ground vibration caused by motor vehicles, trains, aircraft or temporary construction or demolition is exempted from such limits.

Maximum Permitted Steady State Vibration Displacement  
(in inches)

| <u>Frequency<br/>(cycles per second)</u> | <u>M50, M52,<br/>and M54 and<br/>Fallbrook Village 3</u> | <u>M58</u> | <u>All Other<br/>Zones</u> |
|--|--|------------|----------------------------|
| 10 and below                             | .0020  | .0039      | .0008                      |
| 10-20                                    | .0010  | .0022      | .0005                      |
| 20-30                                    | .0006  | .0011      | .0003                      |
| 30-40                                    | .0004  | .0007      | .0002                      |
| 40-50                                    | .0003  | .0005      | .0001                      |
| 50-60                                    | .0002  | .0004      | .0001                      |
| 60 and over                              | .0001  | .0004      | .0001                      |

Maximum Permitted Impact Vibration Displacement  
(in inches)

| Frequency<br>(cycles per second) | Zone  |       |                    |
|----------------------------------|---|-------|--------------------|
|                                  | M50, M52<br>and M54, and<br>Fallbrook Village 3 | M58   | All Other<br>Zones |
| 10 and below                     | .0040   | .0078 | .0016              |
| 10-20                            | .0020   | .0044 | .0010              |
| 20-30                            | .0012   | .0022 | .0006              |
| 30-40                            | .0008   | .0014 | .0004              |
| 40-50                            | .0006   | .0010 | .0002              |
| 50-60                            | .0004   | .0008 | .0002              |
| 60 and over                      | .0002   | .0008 | .0002              |

**Section 12.** Section 6318 of The Zoning Ordinance is hereby amended to read as follows:

**6318 ODORS**

All commercial and industrial uses shall be so operated as not to emit matter causing unpleasant odors which are perceptible by the average person at or beyond any lot line of the lot containing said uses.

| Zones In Which Uses Are<br>Located   | Point of<br>Determination                                 | Dilution  |
|--|---|---|
| Any residential, commercial agricultural or special purpose zone. <u>Fallbrook Village Zones V1, V2, V4 and V5</u> | At or beyond any lot line of the lot containing the uses  | A ratio of one volume of odorous air to eight or more volumes of clean air. |
| Any M50, M52, or M54 zones. <u>Fallbrook Village Zone V3</u>   | At or beyond any lot line of the lot containing the uses. | A ratio of one volume of odorous air to eight or more volumes of clean air. |
| Any M58 zone.  | At or beyond any boundary of a residential zone.          | A ratio of one volume of odorous air to four or more volumes of clean air.  |

**Section 13.** Section 6320 of The Zoning Ordinance is hereby amended to read as follows:

**6320 HUMIDITY, HEAT, COLD, AND GLARE.**

When located in a zone subject to the Use Regulations, specified below, all commercial and industrial uses shall be so operated as not to produce humidity, heat, cold, or glare which is readily detectable without instruments by the average person at the following points of determination:

| <u>Zones In Which Uses Are Located</u>  | <u>Point of Determination</u>                             |
|---|---|
| Any residential or commercial zone<br><u>or Fallbrook Village Zones V1, V2, V4<br/>or V5.</u> | At or beyond any lot line of the lot containing the uses. |
| Any M50, M52, <del>or</del> M54 zone<br><u>or Fallbrook Village Zone V3</u>                   | At or beyond any boundary of the zone.                    |
| Any M58 zone  | At or beyond any boundary of a residential zone.          |

**Section 14.** Section 6753 of the Zoning Ordinance is hereby amended to read as follows:

**6753 GENERAL PARKING REQUIREMENT.**

a. New Uses and Structures

All uses and/or structures established or constructed after May 10, 1985, shall be provided with not less than the number of parking and bicycle spaces specified in the Parking Schedules in Sections 6758 through 6780.

b. Existing Uses and Structures

All uses and/or structures lawfully established or erected prior to May 10, 1985, shall not be altered so as to reduce the number of parking or bicycle spaces to less than that required by these Regulations.

c. Conversion, Alterations or Expansion of an Existing Use or Structure

All uses and/or structures lawfully established or erected prior to May 10, 1985, that are converted, altered or expanded shall be required to provide only additional parking to accommodate the increase in capacity and/or intensity. This additional parking shall be provided unless the existing parking is sufficient to meet the parking requirements of this ordinance for the entire use and/or structure.

d. Exceptions

Notwithstanding the general parking requirements set forth in subsections a. and c. above, parking requirements for uses conducted pursuant to a use permit, Historic District Site Plan, or community design review Site Plan in a Special Parking District, shall be determined in accordance with Sections 6782 and/or 6783. In the Fallbrook Special Parking District, parking requirements shall be determined in accordance with the Parking Regulations for each Fallbrook Village Zone.

**Section 15.** Section 6785 of the Zoning Ordinance is hereby amended to read as follows:

6785                   RELATIONSHIP OF REQUIRED PARKING TO BUILDING SITE.  
All required parking and bicycle spaces shall be located on the same legal parcel with the use or structure they are intended to serve, unless the site on which they are located is within the Fallbrook Village Zones and meets the Fallbrook Village Parking Regulations or meets all of the following conditions:

- a.     There is a traversable pedestrian route, not more than 600 feet in length over and along public streets or walkways or permanently established easements between the parking or bicycle spaces and the uses or structures to be served; and
- b.     The site is already zoned S86 Parking Use Regulations or, all persons owning an interest in the site shall execute and record an agreement not to oppose a reclassification to the S86 Parking Use Regulations and then shall make application and pay the fees for this reclassification.

**Section 16.** Section 6787 of The Zoning Ordinance is hereby amended to read as follows:

6787                   LOCATION OF PARKING ON BUILDING SITE.

- a.     Bicycle Spaces. Bicycle spaces shall be located:
  1.     At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
  2.     As close to building entrances as is practical without interfering with pedestrian traffic.
  3.     At ground level.
- b.     Covered Parking. Covered or enclosed parking spaces may be located anywhere on a building site where a structure may be located. In the Fallbrook Village Zones 1 through 4, covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot.

- c. Open Parking. Except as provided in Paragraph "d", open parking spaces shall be outside the ultimate right-of-way of any street and shall be located as follows:

**ZONE/USE REGULATION**

**PERMITTED LOCATION**

Residential & Agricultural Zones S80, S87, S88, S90, S92 Use Regulations  
Fallbrook Village 5 Zone.

Anywhere except in a required front or exterior side yard. May be in interior side yard only when separated from abutting property by a 6-foot high solid fence or wall.

C30, C31, C46 Use Regulations

Anywhere except in a required front yard.

Other Commercial Zones, Industrial Zones, S82, S86, and S94 Use Regulations.

Anywhere except in a required landscaped area.

Fallbrook Village Zones 1 through 4

Anywhere in the rear half of the lot.

- d. Exceptions. A use permit, Variance, Administrative Permit, or historic district site plan may specify the location of parking areas and bicycle spaces in locations other than as required by Paragraphs "a" and "c".

**Section 17.** Section 6814 of the Zoning Ordinance is hereby amended to read as follows:

**6814 EXCEPTIONS TO ENCLOSURE MATRIX.**

- a. Exception for Barns and Greenhouses. Whenever the open enclosure is permitted by right for agricultural use types, enclosed and semi- enclosed barns and greenhouses necessary to carry on, and accessory to, the use in the open enclosure also are permitted.
- b. Exception for Parking. The Automotive and Equipment: Parking use type is exempt from the enclosure regulations.
- c. Other Exceptions. Notwithstanding the provisions of the Enclosure Matrix (Section 6816), semi-enclosed and open enclosures are permitted for the following uses in the zones including the following Use or Special Area Regulations.

C32: Eating and Drinking Establishments and Food and Beverage Retail Sales (only accessory outdoor cafés that comply with Section 6158 a.1.)

C34: Agricultural and Horticultural Sales (Plant Nursery Only)

Eating and Drinking Establishments and Food and Beverage Retail Sales (only accessory outdoor cafés that comply with Section 6158 a.1.)  
Gasoline Sales (providing that the use complies with Section 2980 - Limitation 12)

- C35: Agricultural and Horticultural Sales (Plant Nursery Only) Eating and Drinking Establishments and Food and Beverage Retail Sales (only accessory outdoor cafés that comply with Section 6158 a.1.) Gasoline Sales (providing that the use complies with Section 2980 - Limitation 12)
- C36: Agricultural and Horticultural Sales (Plant Nursery Only)  
Automotive and Equipment: Sales/Rentals, Light Equipment (providing that the use complies with Sections 6787.c and 6793.a and c.)  
Eating and Drinking Establishments and Food and Beverage Retail Sales (only accessory outdoor cafés that comply with Section 6158 a.1.)  
Food and Beverage Retail Sales (when conducted from a food sales push cart)  
Gasoline Sales (providing that the use complies with Section 2980 - Limitation 12)  
Retail Sales: Specialty (when conducted in a civic plaza)
- C44: Gasoline Sales (providing that the use complies with Section 2980 - Limitation 12)
- M50: Eating and Drinking Establishments and Food and Beverage Retail Sales (only accessory outdoor cafés that comply with Section 6158 a.1., provided that the Minor Use Permit required by Section 2504 b. is obtained or amended.)
- M52: Eating and Drinking Establishments (only accessory outdoor cafés that comply with Section 6158 a.1., provided that the Minor Use Permit required by Section 2524 b. is obtained or amended.)  
Gasoline Sales (providing that the use complies with Section 2980 - Limitation 12)

Scenic Areas:

Agricultural and Horticultural Sales (Plant Nursery Only)  
Automotive and Equipment: Sales/Rentals, Light Equipment (providing that the use complies with Section 6787.c)  
Food and Beverage Retail Sales (when conducted from a food sales push cart)  
Gasoline Sales (providing that the use complies with Section 2980 - Limitation 12)

- c. Exception for Recycling Collection Facility. The Recycling Collection Facility, Small and Large use types are exempt from the enclosure regulations.

- e. Exception for the Fallbrook Village Zones. The enclosure regulations and the exceptions to the enclosure regulations are specified in the Site Development Regulations for each Fallbrook Village Zone.

**Section 18.** Part Eight and Sections 8000 through 8600 are hereby added to the Zoning Ordinance to read as follows:

PART EIGHT: FALLBROOK VILLAGE REGULATIONS

GENERAL PROVISIONS

8000 GENERAL INTENT

The Fallbrook Village Regulations apply to the village area of Fallbrook's business district and are intended to preserve and promote the village character while creating a pedestrian-friendly environment for residents, business owners and visitors. These regulations are also intended to encourage continuation and growth of the established character as an art center where fine art is displayed, sold, manufactured and taught.

If specific regulations are not addressed in the Fallbrook Village Regulations, the remaining portions of the Zoning Ordinance shall apply, such as the Basic Provisions commencing at Section 1000, the General Provisions commencing at Section 6000 and the Procedures commencing at Section 7000.



## V1 VILLAGE 1 ZONE

### 8100 INTENT

The Village 1 (V1) Zone is intended to encourage the retention and attraction of businesses compatible with a primarily retail environment fronting on a pedestrian-oriented street. Residential uses are allowed as a secondary use.

### 8102 PERMITTED USES

The following use types are permitted by the V1 Zone:

#### a. Civic Use Types.

- Administrative Services
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Small Schools

#### b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales: Horticultural Sales
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Parking
- Business Support Services
- Communications Services
- Financial, Insurance and Real Estate Services
- Medical Services
- Personal Services, General
- Repair Services, Consumer
- Retail Sales: General
- Retail Sales: Specialty
- Spectator Sports and Entertainment: Limited

### 8103 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the V1 Zone subject to the limitation stated after the use type.

#### a. Residential Use Types.

Family Residential – Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for commercial purposes.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services - Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Transient Habitation: Lodging – Not to exceed 20 bedrooms.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 15 cubic feet and equipment to 5 horsepower at any one time

a. USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the V1 Zone upon issuance of a Major Use Permit:

a. Commercial Use Types.

Research Services

b. SITE DEVELOPMENT REGULATIONS

Properties within the V1 Zone shall be subject to the following site development regulations:

c. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

d. Density

The Density Regulations beginning at Section 4100 shall apply to the Village 1 Zone.

A maximum of 24 dwelling units per acre as a secondary use only.

c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the V1 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the V1 Zone.

2.0 (the floor area of all buildings on-site may not exceed twice the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the V1 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the V1 Zone should maintain a continuous building façade and buildings shall maintain a zero front yard and exterior side yard setback along Main Street and adjacent side streets.

|                 |                                  |
|-----------------|----------------------------------|
| Front:          | 0 feet from lot line (mandatory) |
| Side, Interior: | 0 feet from lot line (permitted) |
| Side, Exterior: | 0 feet from lot line (mandatory) |
| Rear:           | 0 feet from lot line (permitted) |

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

- 1) Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply. The parking shall be determined pursuant to the Fallbrook V1 Zone Parking Regulations.
- 2) Parking Services
- 3) Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the V1 Zone shall be included in the definition of “Commercial Zones.”

n. On-Premise Sign Regulations

All property with the V1 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

8130 PARKING REGULATIONS

a. Purpose And Intent

The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Village 1 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.

b. Parking Requirements

All of the V1 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761).

In the V1 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6780 may be reduced up to 25%.

c. Relationship of Required Parking to Building Site

Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. The parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 900 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director of Planning and Land Use.

d. Location of Parking On A Building Site

1) Bicycle Spaces. Bicycle spaces, if provided, shall be located:

- a) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
- b) As close to the building entrances as is practical without interfering with pedestrian traffic.

- c) At ground level.
  - 2) Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel.
  - 3) Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel.
  - 4) Exceptions. A Use Permit, Variance, or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8130.d. 1) – 3) above.
- e. Parking Space Dimensions
- 1) OffStreet Parking Design Manual to Specify. The Offstreet Parking Design Manual adopted pursuant to Section 6793.c shall establish the minimum dimensions for parking spaces. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
  - 2) Handicapped Parking. At least one space of the required parking, if any, in any parking area shall be designed for handicapped parking as specified in the Offstreet Parking Design Manual and the Uniform Building Code. Such spaces shall be located as close as possible to the entrance of the use or structure, and shall be reserved and designated for handicapped persons. The total number of required handicapped spaces shall be that specified by the Offstreet Parking Design Manual and the Uniform Building Code.
- f. Design Standards for Offstreet Parking

Parking spaces and areas shall meet the following design and improvement standards:

- 1) Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in the Offstreet Parking Design Manual. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany site plan applications and building construction plans.

- 2) Landscaping. An area at least equal to 5 percent of the area of any parking area shall be landscaped in conformance to the requirements of Paragraph 3) of this Section and Section 6712.
- 3) Offstreet Parking Design Manual. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Offstreet Parking Design Manual. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of the Offstreet Parking Design Manual and this section.

## V2 VILLAGE 2 ZONE

### 8200 INTENT

The V2 Zone is intended to provide a buffer between the retail oriented V1 Zone and the heavier uses allowed in the V3 Zone. The V2 Zone allows all the uses permitted in the V1 Zone in addition to more intensive civic and automobile-service oriented uses. Unlike the V1 Zone, residential uses are permitted as co-principal uses subject to limitations.

### 8202 PERMITTED USES

The following use types are permitted by the V2 Zone:

#### a. Civic Use Types.

- Administrative Services
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Religious Assembly
- Small Schools

#### b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales: Horticultural Sales
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Business Support Services
- Communications Services
- Financial, Insurance and Real Estate Services
- Medical Services
- Personal Services, General
- Repair Services, Consumer
- Retail Sales: General
- Retail Sales: Specialty
- Spectator Sports and Entertainment: Limited

### 8203 PERMITTED USES SUBJECT TO LIMITATIONS



The following use types are permitted by the V2 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential

Limited to dwellings that are located in conjunction with a second principal use that is primarily used for business purposes within or on the same structure, lot or parcel. All residential uses in the V2 Zone shall require Site Plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

- 1) Site Plan Review Required. Prior to the issuance of any building permit, grading permit or construction of any structure or conversion of any existing structure for use as a Family Residential Use Type in the V2 Zone, a Site Plan of the proposed structure shall be submitted to the Director for review, evaluation and approval.
- 2) Content of the Site Plan. Application for Site Plan review shall be submitted to the Director and shall be accompanied by such data and information as he may require including maps, plans, drawings, sketches and documented material as is necessary to show:
  - a) Boundaries and existing topography of the property, and adjoining or nearby streets;
  - b) Location and height of all existing buildings and structures, existing trees and the proposed disposition or use thereof;
  - c) Location, height, building elevations, and proposed use of all proposed or existing structures, including lighting, walls, fences and freestanding signs, and location and extent of the building site;
  - d) Location and dimensions of ingress and egress points, interior roads and driveways, parking areas, and pedestrian walkways;
  - e) Location and treatment of important drainage ways, including underground drainage systems;
  - f) Proposed grading and removal of natural materials, including finished topography of the site;
  - g) Proposed landscaping plan including the location of exterior lighting fixtures and underground fuel storage facilities and aboveground pumps, if proposed.

- 3) Site Plan Review Criteria. The Site Plan shall be reviewed and evaluated by the Director for conformance with the following criteria.
  - a) Residential uses shall be located and designed so they are buffered from potentially adverse impacts created by adjacent, commercial and industrial uses.
  - b) Impacts to be addressed shall include noise, odors, lighting, air quality, visual quality and vibration.
  - c) Building and structures shall use construction methods such as windows and building materials that will reduce noise generated by the business and will reduce noise that may impact the residential use.
  - d) Landscape buffers shall be utilized where appropriate to screen views from the residential use to visually undesirable portions of adjacent businesses. Landscaping shall be capable of reaching a height that will provide screening of views within one year of installation. To reduce fire hazards, plant material used shall not be on the North County Fire Protection District's Undesirable Plant List.
  - e) Lighting of the business use shall not excessively spill over into the residential use.
- 4) Waiver of Site Plan. The Site Plan requirement of Section 8203.a.1) may be waived by the Director under either of the following circumstances:
  - a) If it is determined that the nature of a proposed project is such that subjecting it to the Site Plan review process would not materially contribute to the attainment of the intent of the criteria listed in Section 8203.a)3) or that all of the purposes and requirements of the Site Plan have been fulfilled by an existing approved discretionary permit. In making a decision on such a waiver of a Site Plan due consideration shall be given to the recommendation of the appropriate Design Review Board. Such recommendation shall be in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign waiver recommendations, and shall be accompanied by a copy of the project plans upon which the recommendation was based. Waiver requests shall be transmitted by the applicant to the Review Board using a form approved by the Director for that purpose. If no recommendation is received by the Director from the Review Board within 45 days following the Review Board's receipt of the request, the Director may make a decision without the Review Board's recommendation.

- b) If all of the purposes and requirements of the Site Plan will be fulfilled by a concurrent discretionary permit which will be reviewed by the appropriate Design Review Board.

No building permit shall be issued for a project for which the Site Plan requirement has been waived except pursuant to plans bearing the Director's stamp granting such waiver. No deviation from aspects of such plans pertinent to the criteria listed in Section 8203.a) 3), such as materials, landscaping, site design and lighting, shall be permitted without prior recommendation of the appropriate Design Review Board and approval of the Director.

Group Residential – Allowed in conjunction with a school where housing facilities are used by registered students of the school. The associated school facility does not have to be located on the same lot.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services - Not to exceed 1,500 square feet

Eating and Drinking Establishments - No drive-through

Food and Beverage Retail Sales - Not to exceed 2,000 square feet

Laundry Services – Limited to drycleaning plants and laundries that provide retail services only, use only non-flammable solvents and employ not more than 10 people.

Participant Sports and Recreation: Indoor - Not to exceed 2,000 square feet

Transient Habitation: Lodging - Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8204.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 20 cubic feet and equipment to 25 horsepower at any one time.

8204 USES SUBJECT TO A MINOR USE PERMIT

The following use types are permitted by the V2 Zone upon issuance of a Minor Use Permit:

- a. Commercial Use Types.

Transient Habitation: Lodging (uses exceeding 20 bedrooms)

8205 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the V2 Zone upon issuance of a Major Use Permit:

- a. Civic Use Types.

Major Impact Services and Utilities

- b. Commercial Use Types.

Research Services

8220 SITE DEVELOPMENT REGULATIONS

Properties within the V2 Zone shall be subject to the following site development regulations:

- a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

- b. Density

The Density Regulations beginning at Section 4100 shall apply to the Village 2 Zone.

A maximum of 24 dwelling units per acre as a co-primary or secondary use only.

- c. Lot Area

No minimum or maximum lot area.

- d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the V2 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the V2 Zone.

1.5 (the floor area of all buildings on-site may not exceed 1.5 times the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the V2 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the V2 Zone should maintain a continuous building façade and buildings should maintain a zero front yard and exterior side yard setback. Building setbacks shall be reviewed as part of the Site Plan required by the Special Area Regulations. Where the scale and height of any proposed building or the need to provide adequate sight distance warrants a larger setback, in relation to the street width and surrounding buildings, a larger setback may be required.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

|                 |                                  |
|-----------------|----------------------------------|
| Front:          | 0 feet from lot line (permitted) |
| Side, Interior: | 0 feet from lot line (permitted) |
| Side, Exterior: | 0 feet from lot line (permitted) |
| Rear:           | 0 feet from lot line (permitted) |

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

- 1) Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8230.d. of the Fallbrook Village 2 Zone Parking Regulations.
- 2) Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply. The parking shall be determined pursuant to the Fallbrook Village Parking Regulations.
- 3) Parking Services
- 4) Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the V2 Zone shall be included in the definition of "Residential Zones."

n. On-Premise Sign Regulations

All property with the V2 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

8230 PARKING REGULATIONS

a. Purpose And Intent

The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district, consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Village 2 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.

b. Parking Requirements

All of the V2 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761).

In the V2 Zone, the number of spaces required by the Parking Schedules in Section 6758 through 6780 may be reduced up to 25%.

c. Relationship of Required Parking to Building Site

Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. The parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director of Planning and Land Use.

d. Location of Parking On A Building Site

- 1) Bicycle Spaces. Bicycle spaces, if provided, shall be located:
  - a) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
  - b) As close to the building entrances as is practical without interfering with pedestrian traffic.
  - c) At ground level.
- 2) Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8230 c. that does not have a building on the same legal parcel.
- 3) Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This

provision does not apply to any shared parking lots provided pursuant to Section 8230 c. that does not have a building on the same legal parcel.

- 4) Exceptions. A use permit, variance or administrative permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8230.d.1) – 3) above.

e. Parking Space Dimensions

- 1) Offstreet Parking Design Manual to Specify. The Offstreet Parking Design Manual adopted pursuant to Section 6793.c shall establish the minimum dimensions for parking spaces. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
- 2) Handicapped Parking. At least one space of the required parking, if any, in any parking area shall be designed for handicapped parking as specified in the Offstreet Parking Design Manual and the Uniform Building Code. Such spaces shall be located as close as possible to the entrance of the use or structure, and shall be reserved and designated for handicapped persons. The total number of required handicapped spaces shall be that specified by the Offstreet Parking Design Manual and the Uniform Building Code.

f. Design Standards for Off-Street Parking

Parking spaces and areas shall meet the following design and improvement standards:

- a. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in the Offstreet Parking Design Manual. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans which accompany Site Plan applications and building construction plans.
- b. Landscaping. An area at least equal to 5 percent of the area of any parking area shall be landscaped in conformance to the requirements of Paragraph c) of this Section and Section 6712.
- c. Offstreet Parking Design Manual. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Offstreet Parking Design Manual. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of the Offstreet Parking Design Manual and this section.



### V3 VILLAGE 3 ZONE

#### 8300 INTENT

The Village 3 (V3) Zone is intended to provide opportunities for clean industry and manufacturing, including art-making. The area is also intended to allow uses that support community businesses and provide basic goods and services that are needed by community residents. To this end, in addition to the uses allowed in the V1 and V2 Zones, the V3 Zone allows manufacturing and other general industrial uses where all materials and activities are located indoors and meet standard noise, vibration and odor limitations. In addition, many of the more intensive service-oriented civic and commercial uses that are not allowed in the retail oriented V1 and V2 Zones are allowed in the V3 Zone. Residential uses are allowed where it can be shown that the use is compatible with adjacent commercial and industrial uses.

#### 8302 PERMITTED USES

The following use types are permitted by the V3 Zone:

##### a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Religious Assembly

##### b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales: Agricultural Sales
- Agricultural and Horticultural Sales: Horticultural Sales
- Agricultural Services
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Farm Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Building Maintenance Services
- Business Equipment Sales and Services

Business Support Services  
 Communications Services  
 Construction Sales and Services  
 Financial, Insurance and Real Estate Services  
 Funeral and Interment Services: Undertaking  
 Medical Services  
 Personal Services, General  
 Repair Services, Consumer  
 Research Services  
 Retail Sales: General  
 Retail Sales: Specialty  
 Spectator Sports and Entertainment: Limited  
 Wholesaling, Storage and Distribution: Light

c. Industrial Use Types.

General Industrial

d. Agricultural Use Types.

Packing and Processing: Winery

8303 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the V3 Zone subject to the limitation stated after the use type.

a. Residential Use Types

Family Residential

All residential uses in the V3 Zone shall require Site Plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

- 1) Site Plan Review Required. Prior to the issuance of any building permit, grading permit or construction of any structure or conversion of any existing structure for use as a Family Residential Use Type in the V3 Zone, a Site Plan of the proposed structure shall be submitted to the Director for review, evaluation and approval.
- 2) Content of the Site Plan. Application for Site Plan review shall be submitted to the Director and shall be accompanied by such data and information as he may require including maps, plans, drawings, sketches and documented material as is necessary to show:
  - a) Boundaries and existing topography of the property, and adjoining or nearby streets;

- b) Location and height of all existing buildings and structures, existing trees and the proposed disposition or use thereof;
  - c) Location, height, building elevations, and proposed use of all proposed or existing structures, including lighting, walls, fences and freestanding signs, and location and extent of the building site;
  - d) Location and dimensions of ingress and egress points, interior roads and driveways, parking areas, and pedestrian walkways;
  - e) Location and treatment of important drainage ways, including underground drainage systems;
  - f) Proposed grading and removal of natural materials, including finished topography of the site;
  - g) Proposed landscaping plan including the location of exterior lighting fixtures and underground fuel storage facilities and aboveground pumps, if proposed.
- 3) Site Plan Review Criteria. The Site Plan shall be reviewed and evaluated by the Director for conformance with the following criteria.
- a) Residential uses shall be located and designed so they are buffered from potentially adverse impacts created by adjacent, commercial and industrial uses.
  - b) Impacts to be addressed shall include noise, odors, air quality, lighting, visual quality and vibration.
  - c) Building and structures shall use construction methods such as windows and building materials that will reduce noise generated by the business and will reduce noise that may impact the residential use.
  - d) Landscape buffers shall be utilized where appropriate to screen views from the residential use to visually undesirable portions of adjacent businesses. Landscaping shall be capable of reaching a height that will provide screening of views within one year of installation. To reduce fire hazards, plant material used shall not be on the North County Fire Protection District's Undesirable Plant List.
  - e) Lighting of the business use shall not excessively spill over into the residential use.
- 4) Waiver of Site Plan. The Site Plan requirement of Section 8303.a.1) may be waived by the Director under either of the following circumstances:
- a) If it is determined that the nature of a proposed project is such that subjecting it to the Site Plan review process would not materially

contribute to the attainment of the intent of the criteria listed in Section 8303.a.3) or that all of the purposes and requirements of the Site Plan have been fulfilled by an existing approved discretionary permit. In making a decision on such a waiver of a Site Plan due consideration shall be given to the recommendation of the appropriate Design Review Board. Such recommendation shall be in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign waiver recommendations, and shall be accompanied by a copy of the project plans upon which the recommendation was based. Waiver requests shall be transmitted by the applicant to the Review Board using a form approved by the Director for that purpose. If no recommendation is received by the Director from the Review Board within 45 days following the Review Board's receipt of the request, the Director may make a decision without the Review Board's recommendation.

- b) If all of the purposes and requirements of the Site Plan will be fulfilled by a concurrent discretionary permit which will be reviewed by the appropriate Design Review Board.

No building permit shall be issued for a project for which the Site Plan requirement has been waived except pursuant to plans bearing the Director's stamp granting such waiver. No deviation from aspects of such plans pertinent to the criteria listed in Section 8303.a.3), such as materials, landscaping, site design and lighting, shall be permitted without prior recommendation of the appropriate Design Review Board and approval of the Director.

Group Residential - Allowed in conjunction with a school where housing facilities are used by registered students of the school. The associated school facility does not have to be located on the same lot.

b. Civic Use Types.

Child Care Center - 24 children or less

c. Commercial Use Types.

Animal Sales and Services: Veterinary (Large Animals) – except that large animals are not allowed to be kept overnight unless required in preparation for or recovery from surgery

Automotive and Equipment: Cleaning - Not to exceed 4 self-serve stalls

Convenience Sales and Personal Services - Not to exceed 1,500 square feet

Eating and Drinking Establishments - No drive-through

Food and Beverage Retail Sales - Not to exceed 2,000 square feet

Laundry Services – Limited to drycleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.

Participant Sports and Recreation: Indoor - Not to exceed 2,000 square feet

Transient Habitation: Lodging - Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8304.

Wholesaling, Storage and Distribution: Mini-Warehouses – The Mini-Warehouse Use may not occupy more than 50% of the building area. For the purposes of calculation, common areas including interior courtyards, restrooms and hallways would not be included. All storage units shall be accessed by an interior corridor and shall not be accessed externally. The Mini-Warehouse Use shall be located within a single building on the parcel.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 60 cubic feet and equipment to 40 horsepower at any one time.

8304 USES SUBJECT TO A MINOR USE PERMIT

a. Commercial Use Types.

Transient Habitation: Lodging (uses exceeding 20 bedrooms)

8305 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the V3 Zone upon issuance of a Major Use Permit:

a. Civic Use Types.

Major Impact Services and Utilities

b. Commercial Use Types.

8320 SITE DEVELOPMENT REGULATIONS

Properties within the V3 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

The Density Regulations beginning at Section 4100 shall apply to the V3 Zone.

A maximum of 24 dwelling units per acre.

c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the V3 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the V3 Zone.

1.5 (the floor area of all buildings on-site may not exceed 1.5 times the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the V3 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the V3 Zone should maintain a continuous building façade and buildings should maintain a zero front yard and exterior side yard setback. Building setbacks shall be reviewed as part of the Site Plan required by the Special Area Regulations. Where the scale and height of any proposed building or the need to provide adequate sight distance warrants a larger setback, in relation to the street width and surrounding buildings, a larger setback may be required.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

|                 |                                  |
|-----------------|----------------------------------|
| Front:          | 0 feet from lot line (permitted) |
| Side, Interior: | 0 feet from lot line (permitted) |
| Side, Exterior: | 0 feet from lot line (permitted) |
| Rear:           | 0 feet from lot line (permitted) |

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations:

1. Outdoor storage of irrigation equipment and other agricultural related activities, equipment and support services.
2. Operations involving the manufacturing and production of art, as well as the outdoor storage of art manufacturing and production equipment and supplies.
3. Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8330.d.) of the Fallbrook V3 Zone Parking Regulations.

4. Automotive and Equipment: Sales/Rentals, Farm Equipment. Providing that the use complies with Section 8330.c.3) of the Fallbrook V3 Zone Parking Regulations.
  5. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply to the portions of the V3 Zone in the Fallbrook Special Parking District where the parking requirements shall be determined pursuant to the Fallbrook V3 Zone Parking Regulations.
  6. Parking Services
  7. Automotive and Equipment: Parking
- m. Wireless Facilities
- For the purposes of Zoning Ordinance Section 6983 (Definitions), the V3 Zone shall be included in the definition of “Residential Zones.”
- n. On-Premise Sign Regulations
- All property with the V3 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

## 8330 PARKING REGULATIONS

### a. Purpose and Intent

The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Guidelines. To achieve this purpose, a portion of the Village 3 Zone is located in the Fallbrook Special Parking District and all of the Village 3 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

### b. Parking Requirements

The portion of the V3 Zone specified in Section 5761.b.1 is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761).



In the V3 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6780 may be reduced up to 25%.

c. Relationship of Required Parking to Building Site

Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. The parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director of Planning and Land Use.

d. Location of Parking On A Building Site

- 1) Bicycle Spaces. Bicycle spaces, if provided, shall be located:
  - a) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
  - b) As close to the building entrance as is practical without interfering with pedestrian traffic.
  - c) At ground level.
- 2) Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8330 c. above that does not have a building on the same legal parcel.
- 3) Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8330 c. above that does not have a building on the same legal parcel.
- 4) Exceptions. A use permit, variance or administrative permit may specify the location of parking areas and bicycle spaces in locations other than a required by Section 8330 d. 1) – 3).

e. Parking Space Dimensions

- 1) Offstreet Parking Design Manual to Specify. The design manual adopted pursuant to Section 6793.c shall establish the minimum dimensions for parking spaces. The Director may require larger dimensions if he

determines that larger dimensions are needed to provide safe and adequate parking in specific situations.

- 2) Handicapped Parking. At least one space of the required parking, if any, in any parking area shall be designed for handicapped parking as specified in the Offstreet Parking Design Manual and the Uniform Building Code. Such spaces shall be located as close as possible to the entrance of the use or structure, and shall be reserved and designated for handicapped persons. The total number of required handicapped spaces shall be that specified by the Offstreet Parking Design Manual.

f. Design Standards for Off-Street Parking

Parking spaces and areas shall meet the following design and improvement standards:

- 1) Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in the design manual. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans which accompany site plan applications and building construction plans.
- 2) Landscaping. An area at least equal to 5 percent of the area of any parking area shall be landscaped in conformance to the requirements of Paragraph c) of this Section and Section 6712.
- 3) Offstreet Parking Design Manual. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Offstreet Parking Design Manual. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of the Offstreet Parking Design Manual and this section.

## V4 VILLAGE 4 ZONE

### 8400 INTENT

The Village 4 (V4) Zone is intended to encourage the retention and attraction of businesses compatible with a predominantly retail environment fronting on a pedestrian-oriented street. Residential uses are allowed as a secondary use. The V4 Zone is similar to the V1 Zone, but allows more automobile-oriented uses and allows a flexible front yard setback.

### 8402 PERMITTED USES

The following use types are permitted by the V4 Zone:

#### a. Civic Use Types.

- Administrative Services
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Small Schools

#### b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales: Horticultural Sales
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Farm Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Business Support Services
- Communications Services
- Financial, Insurance and Real Estate Services
- Medical Services
- Personal Services, General
- Repair Services, Consumer
- Retail Sales: General
- Retail Sales: Specialty
- Spectator Sports and Entertainment: Limited

### 8403 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the V4 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential - Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services - Not to exceed 1,500 square feet

Eating and Drinking Establishments - No drive-through

Food and Beverage Retail Sales - Not to exceed 2,000 square feet

Participant Sports and Recreation: Indoor - Not to exceed 2,000 square feet

Transient Habitation: Lodging - Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8404.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 15 cubic feet and equipment to 5 horsepower at any one time

### 8404 USES SUBJECT TO A MINOR USE PERMIT

The following use types are permitted by the V4 Zone upon issuance of a Minor Use Permit:

a. Commercial Use Types.

Transient Habitation: Lodging (uses exceeding 20 bedrooms)

#### 8405 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the V4 Zone upon issuance of a Major Use Permit:

- a. Commercial Use Types.

Research Services

#### 8420 SITE DEVELOPMENT REGULATIONS

Properties within the V4 Zone shall be subject to the following site development regulations:

- a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

- b. Density

The Density Regulations beginning at Section 4100 shall apply to the V4 Zone.

A maximum of 24 dwelling units per acre as a secondary use only.

- c. Lot Area

No minimum or maximum lot area.

- d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the V4 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

- e. Maximum Floor Area

No maximum floor area.

- f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the V4 Zone.

2.0 (the floor area of all buildings on-site may not exceed twice the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the V4 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in Village 4 should maintain a continuous building façade and buildings should maintain a zero front yard and exterior side yard setback along Main Street and adjacent side streets.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

|                 |  |
|-----------------|--|
| Front:          | 0 - 15 feet maximum from lot line (permitted up to a maximum of 15 feet) |
| Side, Interior: | 0 feet from lot line (permitted)   |
| Side, Exterior: | 0 feet from lot line (permitted)   |
| Rear:           | 0 feet from lot line (permitted)   |

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

### Exceptions to Enclosure Regulations

- 1) Outdoor storage of irrigation equipment and other agricultural related activities, equipment and support services is permitted upon approval of a Site Plan through the Community Design Review Area Regulations process.
- 2) Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8430 d.
- 3) Automotive and Equipment: Sales/Rentals, Farm Equipment. Providing that the use complies with Section 8430 d.
- 4) Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation.
- 5) Parking Services
- 6) Automotive and Equipment: Parking

#### m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the V4 Zone shall be included in the definition of “Commercial Zones.”

#### n. On-Premise Sign Regulations

All property with the V4 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

### 8430 PARKING REGULATIONS

#### a. Purpose and Intent

The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Village 4 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

#### b. Parking Requirements

In the V4 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6780 may be reduced up to 25%.

c. Relationship of Required Parking to Building Site

Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. For any property in the V4 Zone, the parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director of Planning and Land Use.

d. Location of Parking On A Building Site

- 1) Bicycle Spaces. Bicycle spaces, if provided, shall be located:
  - a) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
  - b) As close to the building entrance as is practical without interfering with pedestrian traffic.
  - c) At ground level.
- 2) Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel.
- 3) Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel.
- 4) Exceptions. A Use Permit, Variance Or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than a required by Section 8430 d. 1) – 3).

e. Parking Space Dimensions

- 1) OffStreet Parking Design Manual to Specify. The Offstreet Parking Design Manual adopted pursuant to Section 6793.c shall establish the minimum dimensions for parking spaces. The Director may require larger



dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.

- 2) Handicapped Parking. At least one space of the required parking, if any, in any parking area shall be designed for handicapped parking as specified in the Offstreet Parking Design Manual and the Uniform Building Code. Such spaces shall be located as close as possible to the entrance of the use or structure, and shall be reserved and designated for handicapped persons. The total number of required handicapped spaces shall be that specified by the Offstreet Parking Design Manual and the Uniform Building Code.

f. Design Standards for Offstreet Parking

Parking spaces and areas shall meet the following design and improvement standards:

- 1) Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in the Offstreet Parking Design Manual. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany site plan applications and building construction plans.
- 2) Landscaping. An area at least equal to 5 percent of the area of any parking area shall be landscaped in conformance to the requirements of Paragraph 3) of this Section and Section 6712.
- 3) Offstreet Parking Design Manual. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Offstreet Parking Design Manual. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of the Offstreet Parking Design Manual and this section.

## V5 VILLAGE 5 ZONE

### 8500 INTENT

The Village 5 (V5) Zone is intended to create and enhance areas where administrative office and professional services are the principal and dominant use. Residential uses are allowed. Development will have a scale and appearance compatible and complementary to adjacent residential uses. Uses generating high-volumes of vehicular traffic shall not be allowed in the V5 Zone.

### 8502 PERMITTED USES

The following use types are permitted by the V5 Zone:

a. Residential Use Types.

Family Residential  
Group Residential

b. Civic Use Types.

Administrative Services  
Clinic Services  
Cultural Exhibits and Library Services  
Essential Services  
Group Care  
Minor Impact Utilities  
Parking Services

c. Commercial Use Types.

Administrative and Professional Services  
Business Support Services  
Financial, Insurance and Real Estate Services  
Medical Services  
Personal Services, General

### 8503 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the V5 Zone subject to the limitation stated after the use type.

a. Civic Use Types.

Child Care Center – 24 children or less

## 8505 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the V5 Zone upon issuance of a Major Use Permit:

### a. Commercial Use Types.

Eating and Drinking Establishments  
Research Services  
Transient Habitation: Lodging

## 8520 SITE DEVELOPMENT REGULATIONS

Properties within the V5 Zone shall be subject to the following site development regulations:

### a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

### b. Density

The Density Regulations beginning at Section 4100 shall apply to the V5 Zone.

A maximum of 24 dwelling units per acre.

### c. Lot Area

No minimum or maximum lot area.

### d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the V5 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

### e. Maximum Floor Area

No maximum floor area.

### f. Floor Area Ratio

No maximum floor area ratio.

### g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the V5 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

|                 |                                       |
|-----------------|---------------------------------------|
| Front:          | 50 feet from centerline of the street |
| Side, Interior: | 5 feet from lot line                  |
| Side, Exterior: | 35 feet from centerline of the street |
| Rear:           | 25 feet from lot line                 |

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1) Eating and Drinking Establishments. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Major Use Permit.

2) Parking Services

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the V5 Zone shall be included in the definition of "Residential Zones."

n. On-Premise Sign Regulations

All property with the V5 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

## 8530 PARKING REGULATIONS

### a. Purpose and Intent

The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance compatibility with the adjacent residential uses consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Village 5 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

### b. Parking Requirements

In the V5 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6780 may be reduced up to 25%.

### c. Relationship of Required Parking to Building Site

Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. For any property in the V5 Zone, the parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director of Planning and Land Use.

### d. Location of Parking On A Building Site

#### 5) Bicycle Spaces. Bicycle spaces, if provided, shall be located:

- a) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
- b) As close to the building entrances as is practical without interfering with pedestrian traffic.
- c) At ground level.

- 6) Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8530.c above that does not have a building on the same legal parcel.
- 7) Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8530.c above that does not have a building on the same legal parcel.
- 8) Exceptions. A Use Permit, Variance, Or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8530.d. 1) – 3) above.

e. Parking Space Dimensions

- 1) OffStreet Parking Design Manual to Specify. The Offstreet Parking Design Manual adopted pursuant to Section 6793.c shall establish the minimum dimensions for parking spaces. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
- 2) Handicapped Parking. At least one space of the required parking, if any, in any parking area shall be designed for handicapped parking as specified in the Offstreet Parking Design Manual and the Uniform Building Code. Such spaces shall be located as close as possible to the entrance of the use or structure, and shall be reserved and designated for handicapped persons. The total number of required handicapped spaces shall be that specified by the Offstreet Parking Design Manual and the Uniform Building Code.

f. Design Standards for Offstreet Parking

Parking spaces and areas shall meet the following design and improvement standards:

- 1) Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in the Offstreet Parking Design Manual. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany site plan applications and building construction plans.
- 2) Landscaping. An area at least equal to 5 percent of the area of any parking area shall be landscaped in conformance to the requirements of Paragraph 3) of this Section and Section 6712.

- 3) Offstreet Parking Design Manual. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Offstreet Parking Design Manual. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of the Offstreet Parking Design Manual and this section.

### USE MATRIX

#### 8600 USE MATRIX

The Director shall prepare and cause to be inserted in copies of the Zoning Ordinance, an official Use Matrix which expresses in graphic form the Village Zone Regulations contained in Sections 8100 through 8500, inclusive.

(See Exhibit 2 - "Fallbrook Village Zone Use & Enclosure Matrix")

**Section 19.** Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the Daily Commerce, a newspaper of general circulation published in the County of San Diego.

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